



**32, Ruskin Road, Eastleigh, Eastleigh, SO50 4JS**  
**£365,000**

A very welcoming, good sized family house situated in a convenient location having been extended. This family sized home provides 2 reception rooms, kitchen / breakfast room with both utility and cloakroom off. All three bedrooms are to the first floor and served by a three piece white bathroom suite. The property benefits from gas fired central heating, gravel driveway and an enclosed rear garden. A good home, in a popular family location.

A 3 bedroom semi detached family sized home.

The property is accessed from the road via a dropped kerb, onto a gravel driveway providing off road parking.

Accessed from the side with courtesy light over. A upvc door with obscure glazing opens to

### Front Garden

Is enclosed by a low level brick wall to the front and side boundary. A timber panel fence divides the other side.

External gas meter cupboard.

### Entrance Hallway

Smooth plastered ceiling, wall light point, laminate floor covering, telephone point, double panel radiator.

Staircase leading to the first floor landing.

### Dining Room 14'3" x 12'7" minimum (4.35 x 3.86 minimum)

Smooth plastered ceiling, ceiling light point, two wall light points, upvc double glazed window to the side aspect, double panel radiator, continuation of the laminate floor covering from the entrance hallway. A wooden, single glazed window to the rear aspect. A part glazed door gives access to the kitchen, and a wide opening through to the lounge.

A useful understairs cupboard houses the electric consumer and meter.



### Lounge 14'3" x 9'10" (4.35 x 3.01)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, continuation of laminate floor covering, provision of power points, television point.

Three wall light points. The room centres on an electric coal effect fire with marble hearth / surround with an 'Adam' style mantle over.



### Kitchen / Breakfast Room 18'2" x 9'10" (5.55 x 3.02)

the kitchen is fitted with a range of low level cupboard and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset composite sink with drainer and a mono bloc mixer tap, space for a large 'Range' style cooker, space for an 'American' style fridge / freezer. Space and plumbing for a dishwasher.

Smooth plastered ceiling, two ceiling light points, wooden single glazed windows overlooking the side / utility area. A pair of upvc double glazed patio doors, give direct access onto the rear garden, a partially glazed door opens to the utility area. Tiled floor, single panel radiator, built in storage cupboard housing a Worcester Bosch combination boiler.



### Utility Room 13'10" x 3'5" (4.22 x 1.06)

Textured ceiling, ceiling light point, upvc double glazed window to the side access, and upvc door giving access to the rear garden. Heat resistant worksurface with space and plumbing for an automatic washing machine, space for a further appliance. Provision of power points.

From here a four panel door opens to a ground floor cloakroom.

### Ground Floor Cloakroom

Smooth plastered ceiling, downlighter. Wc with concealed cistern, wash hand basin set within a vanity unit. Ceramic glazed full height tiled walls, with a complementary ceramic glazed tiled flooring. Obscure double glazed window to the rear aspect.

### First Floor

The landing is accessed by a straight flight staircase from the entrance hallway. With a textured ceiling, two ceiling light points, access to the roof void.

### Bedroom 1 14'4" x 9'11" (4.37 x 3.03)

Textured ceiling, ceiling light point, two upvc double glazed

windows to the front aspect, double panel radiator, provision of power points.



### **Bedroom 2 10'0" x 11'3" (3.06 x 3.45)**

Smooth plastered skirting ceiling, ceiling light point, upvc double glazed window to the side and rear aspect. Single panel radiator, provision of power points.



### **Bedroom 3 10'0" x 8'7" (3.05 x 2.64)**

Textured ceiling, ceiling light point, upvc double glazed window to the rear aspect, single panel radiator, provision of power points. A built in storage area providing slatted linen shelving.



### **Family Bathroom 7'4" x 4'9" (2.24 x 1.45)**

Smooth plastered skirting ceiling, four downlighters, extractor

fan, obscure upvc double glazed window to the side aspect, chrome heated towel rail. Fitted with a three piece white suite comprising wash hand basin set upon a vanity unit with storage below, low level wc, 'P' shaped bath with glass shower screen over and thermostatic valves within. Ceramic glazed tiled flooring and walls.



### **Rear Garden**

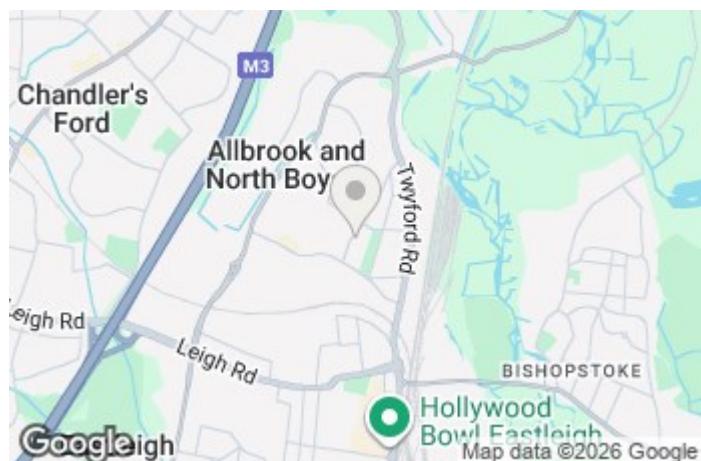
Stepping out onto an area laid to decking. A large area is laid to paving.

Enclosed by timer panel fencing, area laid to lawn, mature shrub beds.

To the rear boundary is a vegetable garden, with brick paved path to a useful timber and aluminium shed. A greenhouse is also located here.



### **Council Tax Band C**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	